



PLANNING COMMISSION MINUTES

Meeting of November 12, 2015

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, November 12, 2015. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, Tom Jensen, Dave Newman, Tony Nielson, Russ Price, Sara Sinclair

Planning Commissioners Absent: David Butterfield

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Bill Young, Debbie Zilles

Minutes as written and recorded from the October 22, 2015 meeting were reviewed. Commissioner Nielson moved that the minutes be approved as submitted. Commissioner Price seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 15-051 Cache High Subdivision [Subdivision Permit] Lance Anderson/Corp. Presiding Bishop – LDS, authorized agent/owner, request to create one lot for construction of a Cache School District building. The project will require a boundary line adjustment with TIN 05-050-0022 located at 1190 North 600 West in the Industrial Park (IP) zone; TIN 05-050-0019.

STAFF: Ms. Reeder reviewed the request to separate parcel 05-050-0019 into one (1) lot for development and the rest of the property as a remainder with continued agricultural operation. Lot 1 includes agricultural buildings that were constructed in the 1950's and 60's. The buildings will be demolished and the Cache School District is considering constructing a new Cache High facility on the lot. Lot 1 would be 2.66 acres and include land from a lot line adjustment with the property to the west that contains an LDS Institute facility constructed in 1986. There is not a minimum lot size in the Industrial zone. New construction would be reviewed for consistency with state and local laws.

PROPONENT: Lance Anderson, from Cache Landmark Engineering, explained that this 1-lot subdivision will be the future location of the new Cache High School. There is currently a prescriptive easement for the church-owned parcel. Prior to submitting this application, they worked with the City Engineer and BATC to determine the best location for 1200 North (south of the existing structure). The BATC Board approved the request and will grant an easement which will access the Institute and this property.

PUBLIC: None

COMMISSION: Commissioner Jensen questioned access to the LDS Institute and whether 600 West was a public right-of-way. Ms. Reeder explained that 1200 North is not a developed right-of-way and is not currently dedicated on the County ownership record; however, this subdivision will include that dedication. Commissioner Jensen asked if 1200 North extends west in the future, whether it would create a problem for the Institute. Mr. Anderson said it will not and does not affect the parking lot.

MOTION: Commissioner Sinclair moved to **conditionally approve** a Subdivision Permit as outlined in PC 15-051 with the conditions of approval as listed below. Commissioner Nielson seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are available in the Community Development Department.
2. One (1) lot and one (1) remainder parcel is approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC §17.58 Expirations and Extensions of Time.
4. Utility and access easements to be indicated over infrastructure in the project.
5. Provide 10' public utility easement on all property lines at the bounds of the subdivision.
6. Street trees are required in park strip at 30' on center (average) along all street frontages.
7. Prior to recording of a final plat or issuance of a building permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Engineering
 - i. Development must obtain all necessary right-of-ways and easements needed to connect to water and sewer at this location.
 - ii. Dedicate the right-of-way needed to construct a future 66' road section for 1200 North.
 - iii. All access to new lot shall be from 1200 North. All access from 600 West shall be located a minimum of 200' feet from south right of way line of 1200 North. The remainder parcel will be reviewed for access to adjacent streets when proposed for development. Access will be allowed based on allowances of the Code.
 - iv. Dedicate necessary right-of-way width needed on 600 West for an 80' future right-of-way.
 - v. A Boundary Line Adjustment to be completed prior or in conjunction with the final plat.
 - vi. Water rights with lot 1 to be dedicated to the City or in-lieu fee, as allowed.
 - vii. A Stormwater Pollution Prevention Plan (SWPPP) be submitted to the City.
 - viii. Include a signature block for Canal Company on the final plat.
 - ix. Public Works to be provided construction plans to review for connections to City services.
 - b. Water/Cross Connection:
 - i. Building water main must have a minimum DC (ASSE -1015) as it enters the building, before any branch offs and be tested.
 - ii. All landscape irrigation must have a high-hazard backflow assembly installed and tested.
 - iii. If fire suppression system is installed, it will need to have a minimum DCDA (ASSE-1048) installed and tested.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the Land Development Code (LDC).
2. Each lot conforms to the requirements of Title 17 of the Logan LDC development requirements.
3. Each lot is suitable for development within the Industrial (IP) zone.
4. The adjustment of the lot line adjacent to the parking area on lot 05-050-0022 (1350 N 600 W) provides adequate screening of the parking area as there is an existing landscaped area and fence separating the parking area from lot 1 and the proposed 1200 North road.
5. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
6. The project meets the goals and objectives of the Industrial Park (IP) designation within the Logan General Plan.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Sinclair Seconded: Commissioner Nielson **Passed: 6-0**

Yea: A. Davis, T. Jensen, D. Newman, T. Nielson, R. Price, S. Sinclair Nay: Abstain:

WORKSHOP ITEMS for December 10, 2015

- ✓ PC 15-052 Logan River Park Subdivision
- ✓ PC 15-053 Young Honda

Meeting adjourned at 5:45 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of November 12, 2015.

Michael A. DeSimone
Community Development Director

Amanda Davis
2015 Planning Commission Chair

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant